

172.A

0006

0057.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

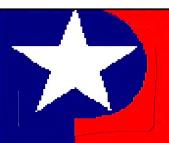
Total Card / Total Parcel

805,800 / 805,800

APPRAISED: 805,800 / 805,800

USE VALUE: 805,800 / 805,800

ASSESSED: 805,800 / 805,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
57		TANNER ST, ARLINGTON

**OWNERSHIP**

Unit #: 57

Owner 1: BOGDAN AKOS	
Owner 2: KOVACS-BODGAN ERIKA	
Owner 3:	

Street 1: 57 TANNER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: RENEW PROPERTIES GROUP LLC -

Owner 2: -

Street 1: 30 HAYDEN LN

Twn/City: BEDFORD

St/Prov: MA Cntry

Postal: 01730

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Vinyl Exterior and 1880 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8327																

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	805,800			805,800			418018
							GIS Ref		
							GIS Ref		
							Insp Date		
							09/21/18		

**PREVIOUS ASSESSMENT**

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2022	102	FV	805,800	0	.	805,800		Year end
2021	102	FV	782,400	0	.	782,400		Year End Roll
2020	102	FV	770,600	0	.	770,600	770,600	Year End Roll
2019	102	FV	678,100	0	.	678,100	678,100	Year End Roll
2018	102	FV	600,900	0	.	600,900	600,900	Year End Roll

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RENEW PROPERTIE		66648-334		1/8/2016		640,500	No	No	Master Deed 66646:172	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/21/2018		Measured								DGM	D Mann	
4/21/2018		NEW CONDO								DGM	D Mann	

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good												
Sty Ht: 1H - 1 & 1/2 Sty				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: GRAY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 1	Rating: Very Good			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt: 1900	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct: G18	Fact: .			Floor:				Totals	RMs: 10	BRs: 4	Baths: 1	HB					
Const Mod:				% Own: 65.000000000													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %	Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal 2 - Plaster				Functional:	%	Interior:	1	10	4								
Sec Int Wall:	%			Economic:	%	Additions:											
Partition: T - Typical				Special:	%	Kitchen:											
Prim Floors: 3 - Hardwood				Override:	%	Baths:											
Sec Floors:	%			Total: 10.8 %		Plumbing:											
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ: 305.00		Heating:											
Bsmnt Gar:				Size Adj.: 1.20851064		General:											
Electric: 3 - Typical				Const Adj.: 1.04989493													
Insulation: 3 - Typical				Adj \$ / SQ: 386.987													
Int vs Ext: S				Other Features: 93660													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.10000002													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 903315													
% Com Wal	% Sprinkled			Depreciation: 97558													
				Depreciated Total: 805757													
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 172.A-0006-0057.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:											Total:	
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	